



30 Clover Way

Gunton St Peters, Lowestoft, NR32 4JT

Asking Price £415,000



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Aldreds are delighted to offer this exceptional three-bedroom executive bungalow, substantially extended and located within one of the most desirable postcodes of the Gunton St Peter's development in North Lowestoft. The property is conveniently positioned for local amenities and benefits from an excellent bus service providing access to both Lowestoft and Great Yarmouth. The current owners have enhanced the property to an extremely high standard, with no expense spared on quality fixtures and fittings throughout. The spacious and versatile accommodation comprises a wide entrance hall, a generous lounge with patio doors opening onto the rear garden, and a modern open-plan kitchen/diner ideal for contemporary living. There is a stylish fitted bathroom featuring both a bath and separate shower, along with three double bedrooms, the principal bedroom benefiting from an en-suite. Externally, the front of the property offers a recently laid driveway providing ample off-road parking and access to a detached brick garage with pitched roof. To the rear is a beautifully maintained and private garden, attractively planted with a variety of specimen flowers and shrubs. Further benefits include modern gas-fired central heating and uPVC double glazing. Properties of this quality in such a sought-after location are rarely available, and early viewing is highly recommended.

## Wide Entrance Hall

Fitted carpet, flat plastered ceiling, inset spot lighting, sealed unit double glazed entrance door, power points, double width full length cupboard.

## Lounge

15'8" x 14'3" (4.8 x 4.35)

Fitted carpet, flat plastered ceiling, double aspect Upvc windows including double Upvc patio doors leading out to the rear garden, modern fireplace with inset living flame fire, radiator, power points, T.V point. Underfloor heating

## Kitchen/Diner

13'1" x 15'7" (4.01 x 4.77)

Ceramic tiled flooring, range of recently installed quality fitted kitchen units, extended work surfaces, eye level double oven with matching four burner gas hob, stainless steel extraction cooker hood, range of integral appliances including dishwasher, full length fridge, full length freezer and washing machine, power points, flat plastered ceiling with inset spot lighting, radiator, double aspect Upvc windows including a Upvc door leading out to the side garden, ample space for a family size dining table and chairs.

## Bedroom 1

17'9" x 12'0" (5.42 x 3.66)

Fitted carpet, Upvc window, power points, T.V point, radiator, flat plastered ceiling with inset spot lighting, full range of fitted bedroom furniture including wardrobes, side tables and drawers.





#### En Suite Shower Room

Tiled effect vinyl flooring, double width shower cubicle with aqua board splash backs, low level W.C with enclosed cistern, vanity sink unit, full length heated towel rail, flat plastered ceiling with inset spotlighting.

#### Bedroom 2

15'7" x 8'2" (4.77 x 2.5)

Fitted carpet, flat plastered ceiling with inset spotlighting, full range of fitted bedroom furniture including wardrobes and overhead storage cupboards, power points, T.V point, radiator, Upvc window, full length built in cupboard.

#### Bedroom 3

12'5" x 10'1" (3.8 x 3.09)

Fitted carpet, flat plastered ceiling with inset spot lighting, Upvc window, power points, radiator.

#### Family Bathroom

Tiled effect vinyl flooring, bath and shower suite comprising of a panel bath, double width shower cubicle with aqua board splash backs, vanity sink unit, low level W.C with enclosed cistern, double aspect Upvc windows, 2 full length heated towel rails, extractor fan, flat plastered ceiling with inset spot lighting.

#### Outside To The Front

There is a beautifully presented frontage which is enclosed by low level brick walls and laid to lawn with a curved tarmac driveway providing ample off road parking for a variety of vehicles. This leads to a detached brick built pitched roof garage with electric roller door, power points and lighting.

#### Outside To The Rear

There is a beautifully presented garden which is laid to lawn with a full range of specimen flowers and shrubs, modern patio seating area, very private rear and side aspect, timber and felt garden shed, further side garden which is used for vegetable planting, access door to the garage, all enclosed by high fencing.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage.

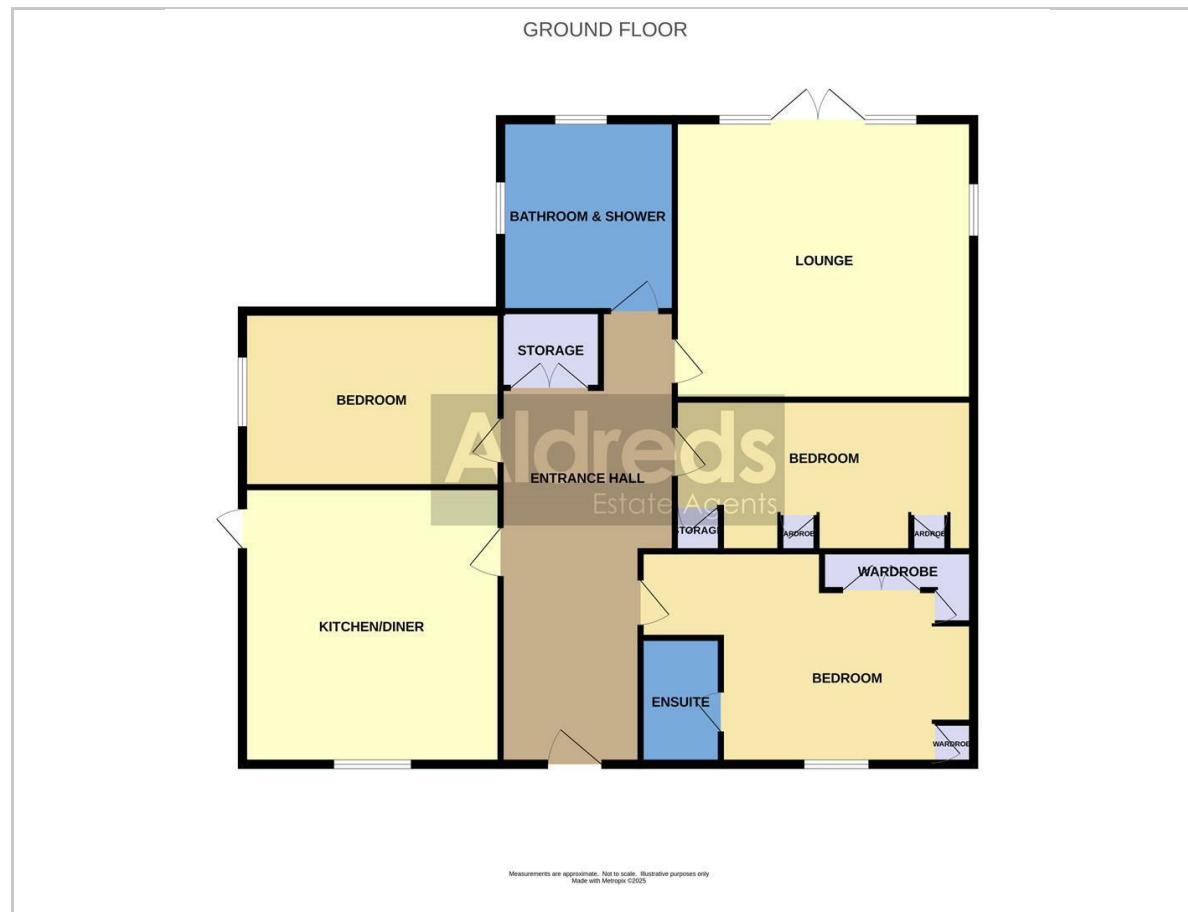
#### Council Tax

East Suffolk. Band 'D'

Ref: L2428/08/25



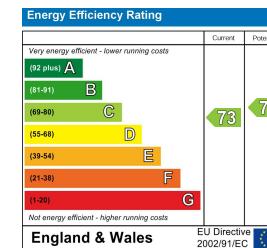
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432  
if you wish to arrange a viewing appointment for this property or require further information.

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